072.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,600 / 738,600
					USE VALUE:	738,600 / 738,600
					ASSESSED:	738,600 / 738,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY WINIFRED/TRUSTEE
Owner 2:	WINIFRED DOHERTY TRUST
Owner 3:	
Street 1:	45 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY DANIEL J--ETAL -
Owner 2:	DOHERTY WINIFRED -
Street 1:	45 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 2030 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7385.000	289,500		449,100	738,600
Total Card	0.170	289,500		449,100	738,600
Total Parcel	0.170	289,500		449,100	738,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.77 /Parcel: 363.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45837

GIS Ref

GIS Ref

Insp Date 10/08/18

!6101!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,500	0	7,385.	449,100	738,600		Year end	12/23/2021
2021	101	FV	279,200	0	7,385.	449,100	728,300		Year End Roll	12/10/2020
2020	101	FV	279,200	0	7,385.	449,100	728,300	728,300	Year End Roll	12/18/2019
2019	101	FV	227,700	0	7,385.	417,000	644,700	644,700	Year End Roll	1/3/2019
2018	101	FV	227,700	0	7,385.	417,000	644,700	644,700	Year End Roll	12/20/2017
2017	101	FV	227,700	0	7,385.	365,700	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	227,700	0	7,385.	333,600	561,300	561,300	Year End	1/4/2016
2015	101	FV	213,400	0	7,385.	295,100	508,500	508,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:19:13

LAST REV

Date	Time
02/12/19	13:00:02
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY DANIEL	50843-454		3/7/2008	Family	1	No	No		
	9124-84		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	189	PATRIOT
10/12/1999	Meas/Inspect	256	PATRIOT
7/27/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45837
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7385		Sq. Ft.	Site		0	70.	0.87	12									449,085						449,100	

Total AC/HA:	0.16954	Total SF/SM:	7385	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,085	Spl Credit		Total:	449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355614
Depreciation:	66144
Depreciated Total:	289470

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

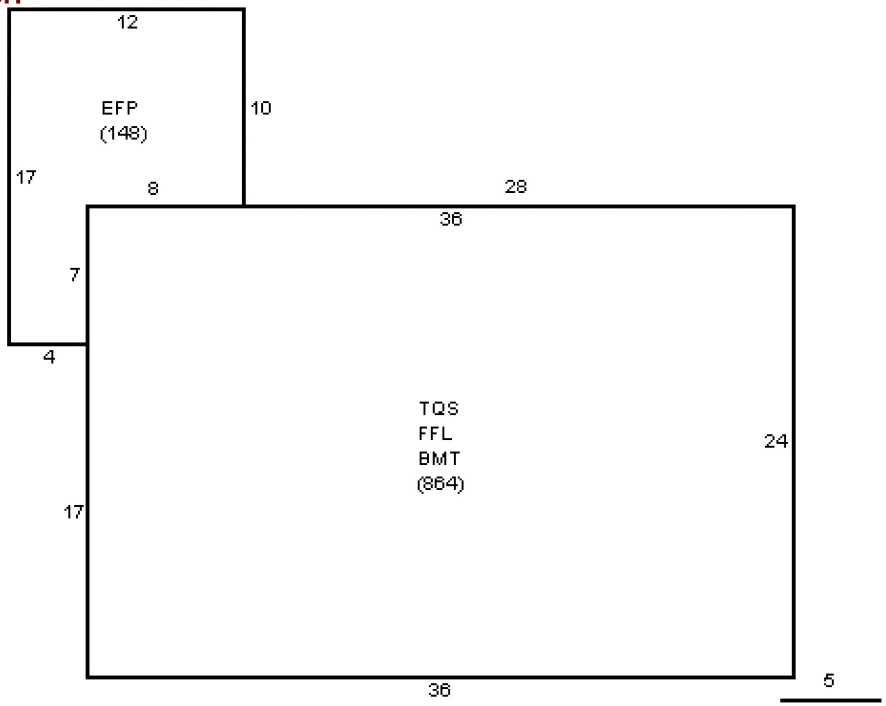
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	114.70
Final Total:	289500	Val/Su SzAd	191.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	61.660	53,277
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
EFP	Enclos Porch	148	45.620	6,751

Net Sketched Area:	2,524			Total:	283,613
Size Ad	1512	Gross Area	2740	FinArea	2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	